

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com <input type="checkbox"/> Individual <i>appearing without attorney</i> <input checked="" type="checkbox"/> Attorney for: Larry D. Simons, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – RIVERSIDE DIVISION	
In re: ERIC MENDOZA, Debtor(s)	CASE NO.: 6:16-bk-16957-SY CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: June 15, 2017	Time: 9:30 a.m.
Location: Courtroom "302" of the United States Bankruptcy Court, 3420 Twelfth St., Riverside, CA	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: June 1, 2017

Description of property to be sold: all of the right, title and interest in residential real property commonly described as 165 County Road 3471, Paradise, Texas and a mobile home thereon

Terms and conditions of sale: as-basis, without any warranties or representations, free and clear of all liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

Proposed sale price: \$100,000

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$2,500 in the form of a cashier's check, payable to "Larry D. Simons, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$105,000, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
June 15, 2017 at 9:30 a.m. in Courtroom "302" of the United States Bankruptcy Court, 3420 Twelfth St., Riverside, CA

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: May 16, 2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On May 16, 2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On May 16, 2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

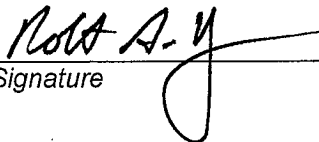
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, 2017, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

May 16, 2017
Date

Robert A. Hessling
Printed Name


Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Trustee's Counsel Robert A Hessling rhessling@gmail.com
Trustee Larry D Simons (TR) larry@lsimonslaw.com,
c119@ecfcbis.com;nancy@lsimonslaw.com;cynthia@lsimonslaw.com
Debtor's Counsel Khushwant Sean Singh seansingh2003@yahoo.com
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

Debtor
Eric Mendoza
4651 Wildwood Way
Riverside, CA 92503-2154

Marisela Mendoza
4651 Wildwood Way
Riverside, CA 92503-2154

Marisela Mendoza
14424 Healy Lake Street
Corona, CA 92880-9193

Lienholder (address per schedules)
Legend Bank
1706 South FM 51
Decatur, TX 76234-3613

Lienholder (address per note and debt modification agreement)
Legend Bank
P.O. Box 1081
101 West Tarrant
Bowie, TX 76230

Lienholder
Joe A. Falsone
Vice-President
Legend Bank
101 West Tarrant
Bowie, TX 76230

Brandon C. Hill
Special Assets Manager, AVP
Legend Bank
910 US Hwy 380 Business
Decatur, Texas 76234

Buyer
Mary Cook
1408 N. Corinth St.
Corinth, TX 70208

Tenants

Jesus Gonzalez
Melissa Gonzalez
Felescia Gonzalez
165 County Road 3471
Paradise, TX 76073

Trustee's Broker

Nathan Genovese
789 Acorn Drive
Decatur, TX 76234

Presiding Judge's Copy

Honorable Scott H. Yun
United States Bankruptcy Court
3420 Twelfth St., Suite 345
Riverside, CA 92501-3819